

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that it, **LEDYARD NATIONAL BANK**, with an office in Hanover, New Hampshire, GRANTOR, in the consideration of One Dollar and Other Valuable Consideration paid to its full satisfaction by **TO BE DETERMINED**, GRANTEE, has **REMISED, RELEASED, AND FOREVER QUITCLAIMED** unto the said GRANTEE, **TO BE DETERMINED**, and his/her heirs and assigns forever, all right and title which GRANTOR has or that its successors or assigns have in and to a certain piece of land in the Town of Windsor, County of Windsor, and State of Vermont, described as follows (the "Property"), viz:

Being all and the same lands and premises conveyed to Ledyard National Bank by Warranty Deed In Lieu Of Foreclosure from John P. Holland and Mary M. Holland dated October 20, 2011, and recorded November 7, 2011 in Book 176, at Pages 243-245 of the Windsor Land Records, and being more particularly described as herein follows.

Further being all and the same interests conveyed to Ledyard National Bank by Mortgage Deed of John P. Holland and Mary M. Holland dated July 24, 2008 and recorded July 28, 2008 in Book 164, at Page 350 of the Windsor Land Records.

It is the intention of this Quit Claim Deed to merge the interests acquired by the herein Grantor by the aforesaid Deed and Mortgage Deed.

"Being all and the same lands and premises conveyed to John P. Holland and Mary M. Holland by Warranty Deed from Stub's and Laura's, Inc., dated July 24, 2008 and recorded in Book 164, Page 348 of the Windsor Land Records.

"Being all and the same lands and premises conveyed to the GRANTOR herein by Warranty Deed of Rodney Dimick and Patricia Dimick, husband and wife, dated December 28, 1988 and recorded in Book 92, pages 187-188 of the Windsor Land Records, and which lands and premises are more particularly described as follows:

Being all and the same lands and premises conveyed to Rodney Dimick and Patricia Dimick by Warranty Deed of Donald A. Guy and Norma D. Guy dated March 4, 1986, recorded in Book 84, pages 166-167 of the Windsor Land Records, and described therein as follows:

Beginning at the Northeast corner of land of Wesley Hrydziusko and the westerly side of U.S. Route No. 5, thence in a Westerly direction along land of Hrydziusko a distance of one hundred fifty (150) feet, more or less;

Thence in a Northerly direction along other land of Norman J. and Alice E. Blaine, a distance of one hundred fifty (150) feet, more or less;

Thence in an Easterly direction along land of Norman J. Blaine and Alice E. Blaine a distance of one hundred fifty (150) feet, to the Westerly edge of U.S. Route No. 5;

Thence in a Southerly direction along the Westerly edge of U.S. Route No. 5 a distance of one hundred fifty (150) feet, more or less, to the point and place of beginning.”

Reference is hereby made to the foregoing deed and the records thereof, and to all deeds therein referred to and the records thereof, in aid of this description.

Also included is a 1966 Richardson Mobile Home, Serial Number: 27212, size 60 x 12 ft.

The herein conveyed property is made subject to and has the benefit of any protective covenants, conditions and restrictions, utility easements, spring and water rights, easements for ingress and egress and rights incident to each of the same as may appear more particularly of record, provided that this paragraph shall not reinstate any such encumbrance previously extinguished by the Marketable Record Title Act, Subchapter 7, Title 27, of the Vermont Statutes Annotated.

For further particulars of description of the property and appurtenances conveyed herein, reference is hereby made to the aforementioned deeds and to all other deeds and instruments affecting said property and appurtenances as are recorded in the Windsor Land Records.”

By acceptance of this deed, Grantee agrees to purchase and accepts the Property in “AS IS” condition existing as of the date of delivery of this deed, with all faults, notwithstanding the possible existence of hidden defects or other matters not visible or ascertainable from an inspection and Grantee hereby expressly assumes the risk of any and all defects in the Property. Grantee fully understands that Grantor has made no warranties or representations, express or implied, pertaining to the Property, the condition thereof, the condition of the structures and improvements thereon, or any other matter pertaining thereto, including but not limited to matters relating to boundaries, acreage, or compliance with state and local land use, subdivision, zoning, health, public buildings, water supply, wastewater disposal, environmental laws, and environmental conditions or hazards on the Property, the availability of permits, licenses, zoning, variances, certificates of occupancy, or any other matters pertaining to the condition or use of the Property. Expressly excluded from application are all warranties of merchantability, fitness for any particular purpose, habitability, or any other warranties express or implied at law. Further, Grantee expressly disclaims any and all warranties pertaining to, and concerning, the applicability of state and local laws, rules and regulations concerning the ownership, use and occupancy of the Property, including, but not limited to such laws, rules and regulations concerning state and local land use, subdivision, zoning, health, public buildings, water supply, wastewater disposal, on site sewage disposal, and the compliance of the Property with the same and the existence, status and availability of all permits, licenses, approvals, and certificates of occupancy applicable to the Property, and the compliance of the Property with the same. Grantee acknowledges that Grantor has no responsibility to Grantee for any hazardous waste, asbestos, oil, petroleum waste, lead paint, urea formaldehyde and other liability causing substances on, under or emitting from the Property.

The Property is conveyed subject to all legally enforceable easements, rights-of-way, rights of travel along public ways, covenants, conditions, declarations, land use, subdivision, occupancy, municipal and other permits, and other restrictions of record to the extent not otherwise extinguished by the Vermont Marketable Record Title Act (27 V.S.A. §601-604).

TO HAVE AND TO HOLD all its right and title in and to said GRANTEE, **TO BE DETERMINED**, and his/her heirs and assigns forever.

AND FURTHERMORE it, the said GRANTOR, **LEDYARD NATIONAL BANK**, does for itself and its successors and assigns, covenant with the said GRANTEE, **TO BE DETERMINED**, and his/her heirs and assigns, that from and after the ensembling of these presents the said GRANTOR, **LEDYARD NATIONAL BANK** will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal this _____ day of February A.D. 2012.

LEDYARD NATIONAL BANK

Witness

By: _____
Its Duly Authorized Agent

STATE OF _____
COUNTY OF _____, SS

At _____, this ____ day of February 2012, personally appeared _____, duly authorized agent of Ledyard National Bank, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed, and the free act and deed of Ledyard National Bank.

Before me: _____
Notary Public:
My Commission Expires: _____

8678-010/412627

MOBILE HOME QUIT CLAIM DEED

LEDYARD NATIONAL BANK, with an office in Hanover, New Hampshire, **GRANTOR**, in the consideration of One Dollar and Other Good and Valuable Consideration paid to my full satisfaction by **TO BE DETERMINED**, of _____, **GRANTEE**, has **REMISED, RELEASED, AND FOREVER QUITCLAIMED** unto the said **TO BE DETERMINED** and his/her heirs and assigns forever, all right and title which it has in and to the 1966 Richardson Mobile Home, Serial Number: 27212, size 60 x 12 ft; Presently located at 2076, U.S. Route 5, Windsor, Vermont.

Reference is made to the Vermont Mobile Home Uniform Bill of Sale in Lieu of Replevin from John P. Holland and Mary M. Holland to Ledyard National Bank dated October 20, 2011 and recorded in Book 176, at Pages 267-268 of the Windsor Land Records.

TO HAVE AND TO HOLD all its right and title in and to said GRANTEE, **TO BE DETERMINED**, and his/her heirs and assigns forever.

AND FURTHERMORE it, the said GRANTOR, LEDYARD NATIONAL BANK, does for itself and its successors and assigns, covenant with the said GRANTEE, TO BE DETERMINED, and his/her heirs and assigns, that from and after the ensembling of these presents the said GRANTOR, LEDYARD NATIONAL BANK will have and claim no right, in, or to the said quit-claimed premises.

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal this _____ day of February A.D. 2012.

LEDYARD NATIONAL BANK

Witness

By: _____
Its Duly Authorized Agent

STATE OF _____
COUNTY OF _____, SS

At _____, this ____ day of February 2012, personally appeared _____, duly authorized agent of Ledyard National Bank, and he/she acknowledged this instrument, by him/her sealed and subscribed, to be his/her free act and deed, and the free act and deed of Ledyard National Bank.

Before me: _____
Notary Public:
My Commission Expires: _____